

**KEY MAP**



**LEGEND**

- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by MUHDC or SDHDC
- Multi Unit Site exempt from Solar Building Envelope refer to Planning Controls Plan
- INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks **only** This does not take into account easements, plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Level

**MINIMUM BOUNDARY SETBACKS**

- Strathnairn Stage 2 EDP refer to the Planning Controls Plan  
Lower floor level - external wall or unscreened element  
Upper floor level (front setbacks) - external wall or unscreened element  
Upper floor level (side setbacks) - external wall (screened)
- Multi Unit Housing Development Code (MUHDC) side and rear setbacks: refer to Rule 30 Table A7
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan
- Side and Rear Boundary - Screened
- Side and Rear Boundary Unscreened

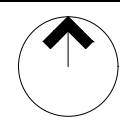
**BLOCK INFORMATION**

STAGE	2B1
ZONE	RZ 3
SECTION	AG
BLOCK	d
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

REV DRAWN CHECKED APPROVED DATE  
A AK AK CS 27/11/19

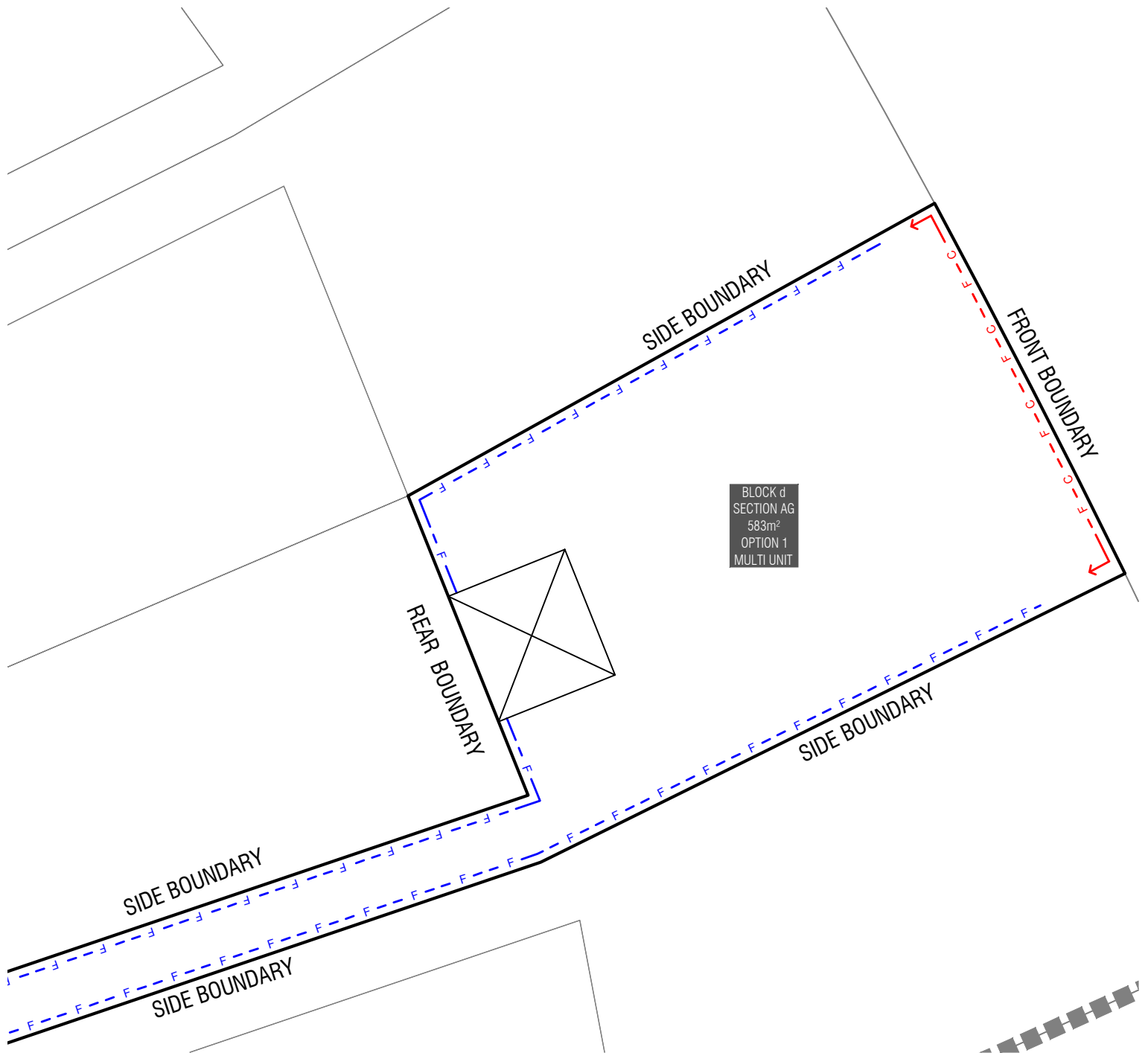
DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.  
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SCALE  
1:250 @A4



**Ginninderry**

BLOCK PLANNING CONTROLS  
**BUILDING & SITING CONTROLS PLAN**



**KEY MAP**



**LEGEND**



**PRIVATE OPEN SPACE (POS)**  
refer to MUHDC R39

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to MUHDC R61 TABLE 9A

**BOUNDARY FENCING**

**Side, Rear and Rear Lane Boundaries**  
Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**  
refer to EPSDD: Fences and Freestanding Walls Factsheet 2014

**Mandatory Central Boulevard, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
Minimum setback: 50% @ 0m | 50% @ 1.0m  
refer to Fencing Controls Plan

**Return Boundary Fencing to Building Line or Side Fence**

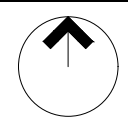
**BLOCK INFORMATION**

STAGE	2B1
ZONE	RZ3
SECTION	AG
BLOCK	c
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE DWELLING

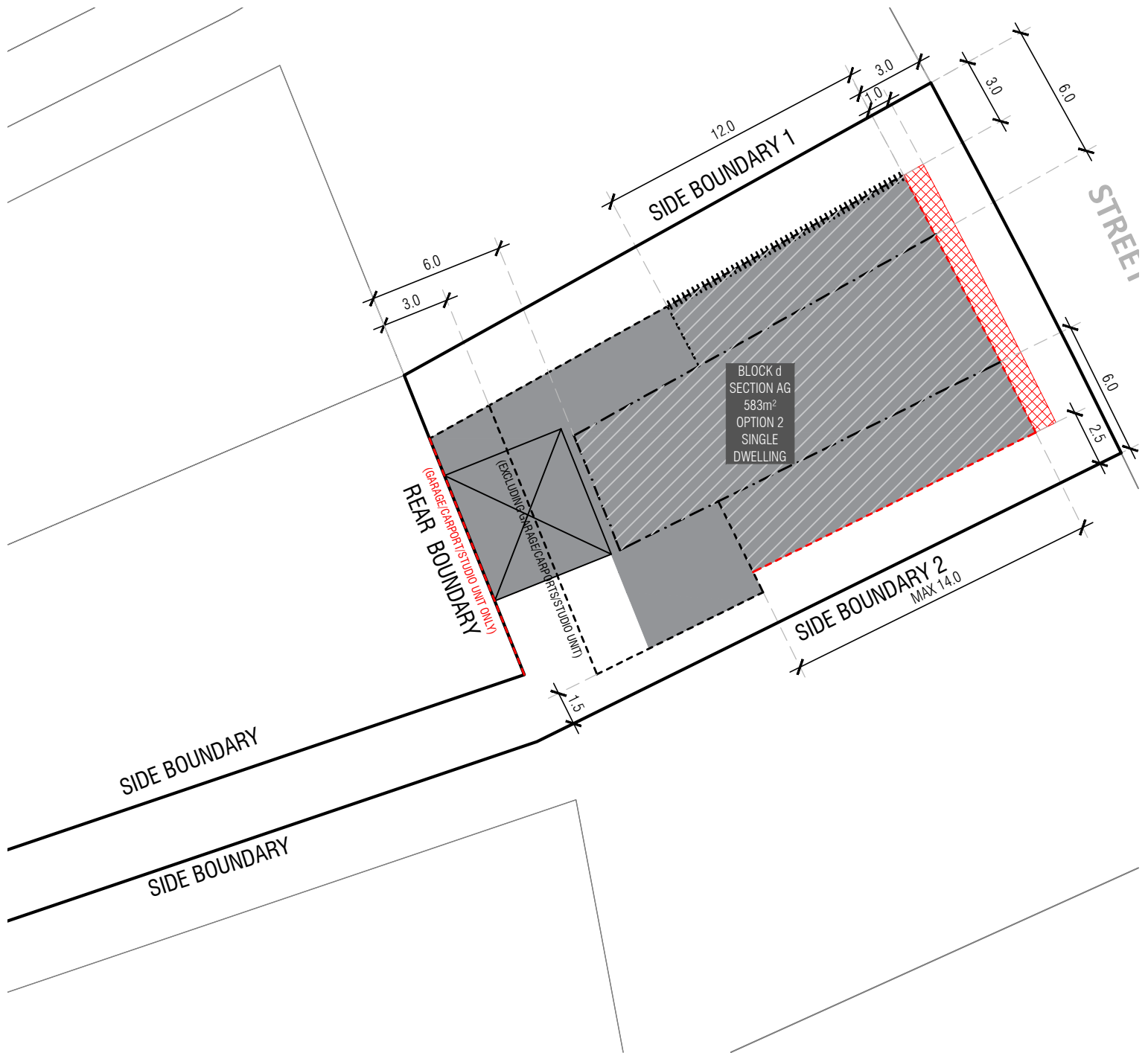
REV	DRAWN	CHECKED	APPROVED	DATE
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SCALE  
1:250 @A4



**Ginninderry**  
BLOCK PLANNING CONTROLS  
**FENCING CONTROLS PLAN**



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- Block Boundary
- Garage Location
- BOUNDARY Boundary Defined by MUHDC or SDHDC
- INDICATIVE BUILDING FOOTPRINTS**  
(based on min. building setbacks **only** This does not take into account easements, plot ratio or building envelopes)
- Lower Floor Level
- Upper Floor Level

**MINIMUM BOUNDARY SETBACKS**

- Single Dwelling Housing Development Code (SDHDC) side and rear setbacks: refer to Rule 12: Table 5 for large blocks
- Strathnairn Stage 2 EDP refer to the Planning Controls Plan Lower floor level - external wall or unscreened element Upper floor level (front setbacks) - external wall or unscreened element Upper floor level (side setbacks) - external wall (screened)
- Articulation Elements (Articulation Zone) refer to Planning Controls Plan
- Upper Floor Level - Side and Rear Boundary - Screened
- Upper Floor Level - Side and Rear Boundary Unscreened

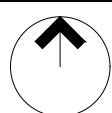
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ZONE	RZ 3
SECTION	AG
BLOCK	d
CLASSIFICATION	LARGE SIZE
HOUSING TYPE	SINGLE OR MULTI UNIT

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SCALE  
1:250 @A4



**BLOCK PLANNING CONTROLS  
BUILDING & SITING CONTROLS PLAN**

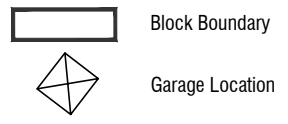


BLOCK d  
SECTION AG  
583m<sup>2</sup>  
OPTION 2  
SINGLE  
DWELLING

**KEY MAP**



**LEGEND**



**PRIVATE OPEN SPACE (POS)**  
refer to SDHDC:  
R38 for large blocks

**PRINCIPLE PRIVATE OPEN SPACE (PPOS)**  
refer to SDHDC R41 and Table 8

**BOUNDARY FENCING**

**Side, Rear and Rear Lane Boundaries**  
Maximum height 1.8m | Minimum setback 0m (100%) | **Not forward of building line**  
refer to EPSDD: Fences and Freestanding Walls Factsheet 2014

**Mandatory Central Boulevard, Courtyard Walls and Fencing**  
Maximum height: PPOS screen 1.5m | otherwise 1.2m  
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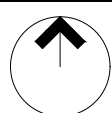
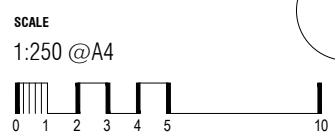
**Return Boundary Fencing to Building Line or Side Fence**

**BLOCK INFORMATION**

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FENCING CONTROLS PLAN**